

**Management Certificate**  
**(Texas Property Code Section 209.004)**

Name of Subdivision: Clearwater Point Subdivision

Subdivision Recording Data: The plat of the Subdivision recorded in Book 13 Page 10  
Slide 1409 in the Official Public Records of Palo Pinto  
County, Texas

Declaration Recording Data: The Declaration of the Subdivision is recorded as  
Document Number 2024-00004029 in the Official Public  
Records of Palo Pinto County, Texas

Name of Association: CWP Property Owners Association

Mailing Address of  
Association: Empire South Realty  
10 S. 2<sup>nd</sup> St Suite 2A  
Fernandina Beach, FL 32035

Name of Person Managing  
Association or Association's  
Designated Representative: Brad Church

Contact Information of  
Person Managing  
Association or  
Association's Designated  
Representative: 904-352-1222 Ext 101  
  
Empire South Realty  
10 S. 2<sup>nd</sup> St Suite 2A  
Fernandina Beach, FL 32035

Address of Internet Website  
on which Association's  
dedicatory instruments are  
available: <https://poa.empiresouthrealty.com/>

The Association charges the  
following fees relating to  
property transfer in the  
subdivision:

Note: Fees are subject to  
Change \$1500.00

*[signature page follows]*

Richard G. Grandy  
Richard G. Grandy

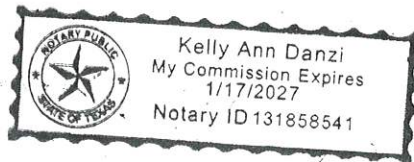
Authorized Representative

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Richard G. Grandy, Authorized Representative of CWP Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes therein expressed, and in the capacities stated.

SUBSCRIBED AND SWORN TO BEFORE ME, this 6 day of February, 2024.



Kelly Ann Danzi  
Notary Public in and for the State of Texas